

Walnut Dollison Historic District  
919 E. Walnut Street  
Charles G. Rose House  
Springfield  
Creene County  
Missouri

HABS No. MO-1252GG

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MO  
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Rocky Mountain Regional Office  
Department of the Interior  
P.O. Box 25287  
Denver, Colorado 80225

Historic American Buildings Survey Architectural and Historical Data

919 EAST WALNUT STREET

Charles G. Rose House

Location: Springfield, Greene County, Missouri  
Cadastral grid : SW $\frac{1}{4}$  NE $\frac{1}{4}$ , S24, T29N, R22W  
USGS quadrangle: Springfield Missouri 7 $\frac{1}{2}$ '  
UTM coordinates: 15.475100.4117655

Present Owner: Effie D. Plumlee

Present Usage: vacant

Statement of Significance: Built in 1902-03 by speculator J.B. Montgomery, this two-story frame house was first occupied by Charles Rose, owner of the Rose Dry Goods Company. In 1906 it was sold to Ignace Glaser, also in dry goods, and was later sold to Dr. William Plumlee and his wife Effie, who owns it now. A simply massed and detailed neoclassical building typical of its period, it is somewhat more modestly sized than its neighbors, substantial town houses built along Walnut Street at the turn of the century. This house has undergone few alterations, retaining its architectural integrity.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1902-03
2. Architect/builder: not known
3. Original and subsequent owners: 919 East Walnut Street is sited on a 50'x 190' tract of land legally described: Lot 4 of Miller's East Walnut Addition. The following references are taken from the abstract for the property, presently held by the Land Clearance for Redevelopment Authority of the City of Springfield, Missouri:

- 1837 Plat Book of Entries, 1 December 1837. United States of America to James Dollison. Northeast quarter, S24, T29N, R22W.
- 1848 U.S. Land Patent, 1 September 1848; Recorded in Book 326, page 84. United States of America by President James K. Polk to James Dollison. (consideration: Certificate #4-205r).
- 1865 Warranty Deed, 17 June 1865; Recorded in Book N, page 138. James G. and Florence E. Dollison, James C. and Paulina Franklin, Samuel and Mary E. Gott and Nancy Williams (nee Dollison), heirs-in-law of James Dollison, deceased, to Edwin T. Robberson, "the four undivided one-fifth parts of the north-east quarter of Section 24, Township 29, Range 22, excepting about 58 acres sold by James Dollison during his lifetime." (consideration: \$4000.00).
- 1865 Deed of Attorney, 5 December 1865; Recorded in Book N, page 358. Sample and Emiline Orr by J.R.D. Thompson to Edwin T. Robberson, "the undivided one-fifth part of the north-east quarter of Section 24, Township 29, Range 22, remaining unsold by James Dollison, deceased, and being some 100 acres, more or less, of said tract

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- which was the property of said James Dollison at the time of his death and by decent cost, the said undivided one-fifth part became the property of said Emiline Orr." (consideration: \$1250.00).
- 1866 Warranty Deed, 26 February 1866; Recorded in Book S, page 35. Sample and Emiline Orr, heirs of James Dollison, deceased, to E.T. Robberson, "undivided one-fifth part of the north-east quarter of Section 24, Township 29, Range 22, excepting about 58 acres sold by James Dollison during his life time." (consideration: \$1250.00).
- 1868 Warranty Deed, 1 June 1868; Recorded in Book R, page 207. E.T. and E.J. Robberson to Adam E. Smith, "beginning at a point 60' north of the north-west corner of Lot 6 in Robberson's Addition to the City of Springfield, Missouri, said point being the north-east corner of Dollison and Walnut Streets as laid down on plat of said addition thence east with the north side of Walnut Street 274' more or less to Murphy's southwest corner thence north with said Murphy's west line 210' to C. Sheppard's south boundary line, thence west with C. Sheppard's south line some 274' to Dollison Street, thence south with the east side of Dollison Street 206' to the point of beginning containing one acre and 49 square poles more or less, also the two houses and improvements thereon." (consideration: \$500.00).
- 1874 Warranty Deed, 24 February 1874; Recorded in Book 29, page 555. Adam E. and Emma J. Smith to John N. Miller. (consideration: \$3500.00) (same tract of land).
- 1896 Plat, 6 August 1896; Recorded in Plat Book E, page 40. Miller's East Walnut Addition, by Carrie L., Samuel Case and Helen Mills Miller and Maud Miller and W.E. Murdock.
- 1898 Warranty Deed, 29 November 1898; Recorded in Book 170, page 518. Samuel Case and Helen Miller to Maud Miller Murdock, half-interest of Lots 1-4 of Miller's East Walnut Addition. (consideration: \$4000.00).
- 1901 Warranty Deed, 2 January 1901; Recorded in Book 190, page 38. Maud Miller and Walter Murdock to J.B. Montgomery, Lot 4. (consideration: \$1500.00).
- 1906 Warranty Deed, 14 April 1906; Recorded in Book 237, page 423. J.B. and Mary E. Montgomery to Ignace Glaser. (consideration: \$4500.00).
- 1944 Trustee's Deed, 17 August 1944; Recorded in Book 746, page 528. Mattie T. Glaser (deceased) to Frank P. and Kathryn L. Chambers. (consideration: \$4500.00).
- 1944 Warranty Deed, 8 September 1944; Recorded in Book 763, page 309. Frank P. and Kathryn L. Chambers to William C. and Effie D. Plumlee. (consideration: \$1.00).

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4. Original plans, construction of house: The house has sustained few changes since its construction and stands today essentially as it did originally. Two cells deep with an offset entrance and projecting rear enclosed porch, its spatial organization is straightforwardly laid out. The building envelope is essentially a simple two-story box, neoclassically detailed, but more modestly so than the adjacent residences on Walnut.
5. Alterations and additions: Only one addition has been made to the structural mass of the house: a metal-canopied, concrete-slabbed carport at the rear. Other alterations have been minor and maintenance-related. The two most significant of these are the addition of a large fixed window on the north wall of the first-floor dining room and the replacement of the front porch floor structure with a poured-in-place concrete slab and steps.

B. Historical Persons and Events Associated with the House

919 East Walnut is situated in a neighborhood that was developed at the turn of the century for tenancy by the professional/merchant class: lawyers, doctors, store owners, etc. The persons associated with the house, therefore, are primarily those of Springfield's upper-middle class - people relatively well-known in the early town. They include:

J.B. Montgomery: President of the Tune-Schneider Clothing Company, Montgomery also dealt in real estate speculation, building this house and the one next door at 913 Walnut at the same time. He did not live in either house himself, instead by that time residing in Oswego, Kansas.

Charles G. Rose: The owner of the Rose Dry Goods Company at 123 Public Square in Springfield, Rose was the first resident in the house, but never owned it. He rented for four years, from 1903 to 1906.

Ignace I. Glaser: Glaser bought the building in 1906 and moved in. At first a department manager for the Model Dry Goods Company, he later became vice president of the Levy-Wolf Dry Goods Company, and later was involved with the Browlow and Company General Store with his son-in-law Marvin Brownlow. Born near Prague in Bohemia, Glaser was well-known in the city; he died in 1939, his wife in 1944.

William C. Plumlee: A locally well-known doctor, Plumlee left the house to his widow, who owns it presently.

C. Sources of Information

1. Old views: none located.
2. Bibliography
  - a. Primary Sources  
Sanborn Insurance Map, New York, N.Y.: Sanborn Map Company, 1910 and 1933.

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Springfield City Directories, 1902-1930, various publishers.

Tax Records: 919 East Walnut Street, Greene County Assessor's Office, Springfield Missouri.

"Ignace Glaser, Long Prominent Here, Dies at 73," (obituary)  
Springfield Leader and Press, 22 April 1939.

Smith, Frances B., interview with Clayton Fraser, 15 July 1982.

Plumlee, Effie D., interview with Clayton Fraser, 1 May 1982.

b. Secondary Sources

Flanders, Robert, Principal Investigator. "A Cultural Resources Survey of the Proposed University Plaza Project, City of Springfield, Greene County, Missouri: 1981," Southwest Missouri State University Center for Archeological Research, October 1981.

Quick, David. "Historic Inventory," inventory card for 919 East Walnut Street, Missouri Office of Historic Preservation, Jefferson City Missouri, May 1981.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: A simple two-story frame box broken only by a side slanted bay and a rear projecting wing, this house depends upon neoclassical detailing for its stylistic expression. Like many of its turn of the century neighbors in the area, it is typical of this relatively austere style - a representative example of a relatively common house form.
2. Condition of fabric: good. The Plumlees have done little to maintain the building over the past 35 years and it has deteriorated somewhat in recent years. To be demolished or moved.

B. Description of Exterior

1. Overall dimensions: main 2-story section: 33'4"x 30'8"  
rear 1-story wing 10'2"x 14'5"
2. Foundations: coursed ashlar stone perimeter walls around the main section; concrete blocks under front porch.
3. Walls: horizontally placed, narrow exposure coved shiplap siding on main exterior wall body, with beveled siding in front cross gable.
4. Structural system: lightweight framing using milled lumber.
5. Porches: A single-story open porch extends the width of the front (south) facade. It combines the original hipped roof with central shallow pediment and four Tuscan style wood columns with replacement concrete floor, steps, foundation, sidewalls and column pedestals. At the rear is a concrete paved carport covered with a modern metal canopy supported by 4" square metal posts.

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6. Chimneys: Brick side slope end chimneys extend along the east and west walls of the main section; both feature a single brick corbel along the shaft and a sloped grout coping at the top.
7. Openings
  - a. Doorways and doors: The front door is offset beneath a centered entrance pediment in the front porch roof. It features paneled door with transom over and brass mortise passage lockset.
  - b. Windows: Two 1/1 double-hung windows are centered on each floor of the front facade. In the southwest corner of the main section is a slanted bay window with a hipped roof and a single 1/1 window in each wall plane. Elsewhere on the sides and rear are 1/1 windows, either single or tripled (east side dining room). All windows are framed with plain board casings and slip sills; the first floor frame heads have sloped drip caps with moulded beds and the second floor windows have moulded drip caps which extend slightly from the continuous architrave of the main roof. A large fixed window has been added (probably by the enlargement of an existing window opening) on the first floor north wall of the dining room.
8. Roof
  - a. Shape, covering: The main section is covered by an asphalt shingled, moderately pitched hipped roof, punctuated at the front by a centered cross gable. The rear wing has a similarly configured hip, as does the front porch and side bay. The porch features a shallow moulded pediment with diagonally placed flushboards in the gable.
  - b. Cornices: The main and porch roofs are bedded by moulded cornices with dentils, plain frieze panels and moulded architraves.
  - c. Dormers: small hipped dormer centered on north hip of main roof.

#### C. Description of Interior

1. Floor plan: Both floors are divided into spaces that are two cells wide and two cells deep. The front entrance leads directly into the living room in the southwest corner of the building. East of that, through a pair of pocket doors, is the sitting room; behind (north of) the sitting room is the dining room, which is adjoined on the west by the kitchen. Behind the kitchen in the rear wing is the rear porch with a small storage closet alongside. The second floor has three bedrooms, one in each of the southwest, southeast and northeast corners of the building. The northwest corner contains a small sewing room. Interior spaces between these four include the bathroom, closets and main and rear stairs.
2. Interior finish: Interior walls and ceilings are primarily plaster, covered with patterned wallpaper (which is painted in the second floor bedrooms). Flooring in the living, sitting and dining rooms is 1" oak strip tongue-in-groove; the kitchen has a modern sheet vinyl floor, the upstairs bedrooms 3" pine strip flooring with vinyl asbestos tiles in the bathroom. Interior window and door casings are made up of plain yellow pine boards, and the sills are lugged with plain aprons or

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paneled bulkheads. Other trim includes heavily moulded wall crowns in the first floor front rooms and smaller, less ornate crowns in the second floor spaces, compound moulded baseboards with quarter round shoes on both levels, simply moulded wainscot caps in the kitchen and bathroom and moulded plinths on the door frames.

3. Stairways: The main stair ascends along the north wall of the living room into the central stair hall upstairs. A half-turn stair with an open stringer on the south side, it features heavy square newels, chamfered and paneled stringers, turned balusters and a bullnose first step; all components are of oak, painted white (carriage, balusters, sidewalls) or black (newel caps, bannisters) and the treads and risers are covered with continuous carpeting. A more modest enclosed, quarter-turn rear stair rises from the east wall of the kitchen to the rear of the stair hall on the second floor.
4. Doorways and doors: Interior doors are primarily four- and five-panel doors with rusticated copper plate mortise passage locksets.
5. Mechanical systems: The building is serviced with electricity, showing a variety of switchplate and outlet plate vintages, and plumbing, with a single bathroom on the second floor. Heating is by forced air, and cast iron grilles are located in the first story floors and second story walls.

#### D. Description of Site

1. General setting and orientation: 919 East Walnut is sited facing south on a mid-block site in suburban residential area characterized by large frame single family residences. Known as the Walnut-Dollison District it is a neighborhood created in the late nineteenth century by the subdivision of several large land tracts. It is located four blocks east of Springfield's central business district and encompasses parts of several distinct neighborhoods which display a notable variety of house forms. Although the neighborhoods retain their overall residential character, many of the individual structures have been compromised to varying degrees through deferred and insensitive maintenance and subdivision into student housing. This house has remained a single family residence and its site has been maintained well, with large hardwood trees overhead, perimeter shrubs and flowers alongside the house and grass and ground covers throughout the rest. The lot adjacent on the east has been acquired by the Plumlees, and the frame house on it was razed ca. 1956. The stone retaining wall at its front and the concrete stair and driveway remain.
2. Outbuildings: none.

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Principal, Fraserdesign  
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